

MINUTES OF THE REGULAR MEETING OF COUNCIL
Tuesday, September 6, 2022 @ 2:00 PM
In the City Hall Council Chambers – 4850 Argyle Street, Port Alberni, BC

PRESENT: Mayor S. Minions
Councillor R. Corbeil
Councillor D. Haggard
Councillor R. Paulson
Councillor H. Poon
Councillor C. Solda
Councillor D. Washington

Gallery: 7

Introductory Remarks from Mayor Minions

Mayor Minions offered condolences on behalf of Council and the City to the family of former City Manager, Mayor and Freeman of the City, Jim Sawyer, who passed away on September 4, 2022, recognizing his lifetime of achievements and countless contributions to the community.

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 2:00 PM.

MOVED AND SECONDED, THAT the agenda be adopted as printed and circulated.

CARRIED

B. ADOPTION OF MINUTES

1. *MOVED AND SECONDED, THAT the minutes of the Special meeting held at 9:00 am and Regular Council meeting held at 2:00 pm on August 8, 2022 be adopted.*

CARRIED

C. PUBLIC INPUT PERIOD

D. DELEGATIONS

1. **Mosaic Forest Management**

Colin Koszman, Land Use Forester, and Molly Hudson, Director, Sustainability provided Council with an update on local topics of interest including public access and the BigCoast Forest Climate Initiative.

E. UNFINISHED BUSINESS

F. STAFF REPORTS

1. **Accounts**

MOVED AND SECONDED, THAT the certification of the Director of Finance dated September 6, 2022, be received and the cheques numbered 151027 to 151285 inclusive, in payment of accounts totalling \$2,921,782.36, be approved.

CARRIED

2. **Development Planner – Development Application | 3747 10th Avenue**

MOVED AND SECONDED, THAT Council authorize the issuance of Development Variance Permit No. 107 and that the Director of Corporate Services be authorized to sign the permit granting the following variance to the Zoning Bylaw at 3747 10th Avenue:

- i. Vary section 7.9 Required Amount of Parking to permit a reduction of the required on-site parking from 274 spaces to 215 spaces for a variance of 59 spaces.*

CARRIED | Res. No 22-191

MOVED AND SECONDED, THAT Council authorize the issuance of Development Permit No. 21-13 and that the Director of Corporate Services be authorized to sign the permit including the development plans as shown on Schedule 'B', prepared by Raymond de Beeld Architect Inc. and dated July 25, 2022, subject to the City of Port Alberni receiving the required landscaping security in the amount of \$9,414.

CARRIED | Res. No. 22-192

3. **Development Planner – Development Application | 5019 Montrose Street**

MOVED AND SECONDED, THAT Council authorize the issuance of Development Variance Permit No. 112 and that the Director of Corporate Services be authorized to sign the permit granting the following variances to the Zoning Bylaw at 5019 Montrose Street:

- I. Vary Section 7.9 Required Amount of Parking to reduce the required parking from a total 10 spaces to 8 spaces for a variance of 2 spaces. A reduction from 1.25 spaces per dwelling unit to 1.0 spaces.*
- II. Vary Section 5.15.2 RM2 Site Development Regulations to:*
 - i. Reduce the minimum side yard setback from 5.0 metres to 0.48 metres for a variance of 4.52 metres at the south property line.*
 - ii. Reduce the minimum front yard setback from 6.0 metres to 0.48 metres for a variance of 5.52 metres at the west property line.*
 - iii. Reduce the minimum frontage from 25 metres to 20.11 metres for a variance of 4.89 metres at the west property line.*
 - iv. Reduce the minimum lot area from 840 m² to 766 m² for a variance of 74 m² at the west property line.*

CARRIED | Res. No. 22-193

MOVED AND SECONDED, THAT Council authorize the issuance of Development Permit No. 21-15 and that the Director of Corporate Services be authorized to sign the permit including the development plans as shown on Schedule 'B', prepared by Azurean Architecture Inc., subject to the City of Port Alberni receiving the required landscaping security in the amount of \$52,586.69.

CARRIED | Res. No. 22-194

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4. **Manager of Planning – Temporary Use Permit | 3665, 3675, 3689 4th Avenue**
MOVED AND SECONDED, THAT Council receive this report for a Temporary Use Permit TUP22-01 – Temporary low barrier shelter to permit up to 30 units of temporary transitional housing in “Tiny Shelters”, two sanitary stations, one office, bicycle parking, two outdoor gathering areas with a cover and furnishings, garbage area, and soft landscaping. To be located on City lands at 3665,3675, and 3689 4th Avenue.
CARRIED | Res. No. 22-195

MOVED AND SECONDED, THAT Council direct staff to send notice as per section 494 (2) to (4) of the Local Government Act and send to owners and occupants within 75 metres of the subject property.

CARRIED | Res. No. 22-196

MOVED AND SECONDED, THAT Council direct staff to advertise in the newspaper the disposition of land for a two (2) year lease as per section 26 and 94 of the Community Charter and Section 286 of the Local Government Act to the Port Alberni Friendship Centre for a temporary low barrier shelter.

CARRIED | Res. No. 22-197

WHEREAS, there is an urgent need to secure safe and reasonable temporary shelter for people experiencing housing insecurity;

AND WHEREAS, the City owns the property at 3665, 3675, and 3689 4th Avenue (the “Lands”), which is designated under the Official Community Plan as being in Development Permit Area No.2;

AND WHEREAS, under section 490 of the Local Government Act Council may exercise its authority in relation to development permits by resolution;

BE IT RESOLVED, that Council make a policy decision to waive the requirement for a development permit in order to facilitate the installation of a temporary low barrier shelter which consists of up to 30 units of temporary transitional housing in “Tiny Shelters”, two sanitation facilities, one office, two outdoor gathering areas with a covering and furnishings, bicycle parking, garbage area, soft landscaping and fencing.

CARRIED | Res. No. 22-198

5. **Economic Development Manager – Grant Funding Opportunity**
MOVED AND SECONDED, THAT Council authorize staff to amend “City of Port Alberni 2022 – 2026 Financial Plan Bylaw No. 5045, 2022” by allocating \$290,000 towards the Roger Creek Connector Trail Project in 2023.
CARRIED | Res. No. 22-199

MOVED AND SECONDED, THAT Council support applications to the BC Active Transportation Infrastructure Grant Program and the Natural Infrastructure Fund for respective portions of a multi-modal Roger Creek Connector Trail Project linking the Roger Creek and Scott Kenny Trails.

CARRIED | Res. No. 22-200

6. Economic Development Manager – Generational Investment and Transformation of Island Coastal Economic Trust

MOVED AND SECONDED, THAT Council direct staff to prepare a letter affirming support for Island Economic Trust's [ICET] application to the province requesting a generational investment of at least \$150 million into ICET, the sole economic trust serving our region.

CARRIED | Res. No. 22-201

G. BYLAWS

1. Development Planner – Proposed OCP & Zoning Bylaw Amendments | 4738 Athol Street

MOVED AND SECONDED, THAT "Official Community Plan Amendment No. 37 (4738 Athol Street - Rai), Bylaw No. 5046" be read a third time.

CARRIED | Res. No. 22-202

MOVED AND SECONDED, THAT "Zoning Text Amendment No. T31 (CD2 – Comprehensive Development – Multi-Family Residential Infill – 4738 Athol Street), Bylaw No. 5047" be read a third time.

CARRIED | Res. No. 22-203

MOVED AND SECONDED, THAT "Zoning Map Amendment No.48 (4738 Athol Street - Rai), Bylaw No. 5048" be read a third time.

CARRIED | Res. No. 22-204

MOVED AND SECONDED, THAT as part of the development process for 4738 Athol Street, the applicant be required to complete the following before Council considers final adoption of Bylaw No's 5046, 5047 and 5048:

- i. Design of required off-site works with cost estimate;*
- ii. Storm water management plan;*
- iii. Geotechnical report; and*
- iv. Site grading plan.*

CARRIED | Res. No. 22-205

H. CORRESPONDENCE FOR ACTION

1. The Rotary Club of Port Alberni Arrowsmith

MOVED AND SECONDED, THAT Council support The Rotary Club of Port Alberni Arrowsmith in hosting the 14th Annual Hops Festival on Saturday, September 24, 2022 from 6:00 pm to 9:00 pm at the City of Port Alberni Echo 67' Centre subject to:

- authorized [signed] facility rental agreement;*
- provision of standard liability insurance in the amount of \$5M; and*
- receipt of confirmation that a Special Event Permit from the LCRB has been issued.*

CARRIED | Res. No. 22-206

I. PROCLAMATIONS

1. Port Alberni Fire Department

MOVED AND SECONDED, THAT Council proclaim October 9 – 15, 2022 as ‘Fire Prevention Week’ in the City of Port Alberni.

CARRIED | Res. No. 22-207

2. Port Alberni Association for Community Living

MOVED AND SECONDED, THAT Council proclaim the month of October 2022 as ‘Community Inclusion Month’ in the City of Port Alberni.

CARRIED | Res. No. 22-208

J. CORRESPONDENCE FOR INFORMATION

1. The Director of Corporate Services summarized correspondence to Council as follows:

a. Brevick | Tiny Shelters 4th Avenue, Somass Lands, Council Meeting Livestream Comments, Business Licences

b. Canadian Mental Health Association | Annual Lantern Walk, September 9, 2022

c. H. dePencier & W. Harrison | Harbour View Apartments | Concerns Related to Neighbouring Operations

d. Ministry of Forests | Inviting Mayor Minions to serve on the Forestry Workers Supports and Community Resiliency Council

MOVED AND SECONDED, THAT Council support the appointment of Mayor Minions to the Ministry of Forests, Forestry Workers Supports and Community Resiliency Council.

CARRIED | Res. No. 22-209

e. UBCM | 2022 Poverty Reduction Planning and Action Notice of Grant Payment | Uptown District Revitalization Strategy

f. Advisory Planning Commission Meeting Minutes | July 28, 2022

K. REPORT FROM IN-CAMERA

Somass Lands | Release of Expression of Interest

Council announced the pending release of requests for Expressions of Interest for the Somass Lands from experienced developers and from potential users with an interest or concept for part or all of the Lands.

The Expressions of Interest will be released on Friday, September 9, 2022 and can be viewed at www.letsconnectpa.ca/somass-lands.

L. COUNCIL REPORTS

1. *MOVED AND SECONDED, THAT the Council reports outlining recent meetings and events related to the City’s business, be received.*

CARRIED

M. NEW BUSINESS

N. QUESTION PERIOD

Neil Anderson

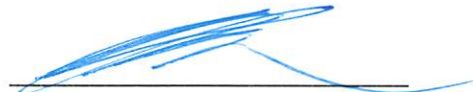
Reiterated questions pertaining to the permitting process and contractors involved with the Kingsway Hotel renovation.

O. ADJOURNMENT

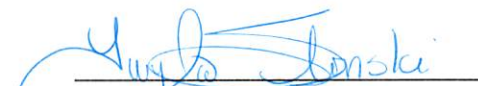
MOVED AND SECONDED, THAT the meeting adjourn at 4:29 pm.

CARRIED

CERTIFIED CORRECT



Mayor



Corporate Officer